

1 Minutes of the regular monthly meeting of the Planning Commission of Henrico
2 County held in the County Administration Building in the Government Center at
3 Parham and Hungary Spring Roads, beginning at 7:00 p.m., Thursday, February 9,
4 2023. Display Notice having been published in the Richmond *Times-Dispatch* on
5 January 23, 2023, and January 30, 2023.
6
7

8 Members Present: Mr. Robert H. Witte, Jr., Chairperson (Brookland)
9 Mr. Gregory R. Baka, Vice Chair (Tuckahoe)
10 Mrs. Melissa L. Thornton, (Three Chopt)
11 Mr. C. W. Archer, C.P.C. (Fairfield)
12 Mr. William M. Mackey, Jr., (Varina)
13 Mr. R. Joseph Emerson, Jr., AICP, Director of Planning
14 Secretary
15 Mr. Thomas M. Branin (Three Chopt)
16 Board of Supervisors Representative
17

18 Also Present: Ms. Jean Moore, Assistant Director
19 Mr. Ben Sehl, Senior Principal Planner
20 Mr. Livingston Lewis, County Planner
21 Mr. Michael Morris, County Planner
22 Ms. Kelly Drash, County Planner
23 Mr. Seth Humphreys, County Planner
24 Mr. Lamont Johnson, County Assistant Traffic Engineer
25 Mr. Billy Moffett, Police *
26

27 * (Virtually)
28

29 **Mr. Thomas M. Branin, the Board of Supervisors' representative, abstains on all**
30 **cases unless otherwise noted.**
31

32 Mr. Witte - Good evening. Welcome to the February 2023 meeting of the
33 Planning Commission. I ask that everyone please turn off or silence your cell phones and
34 stand with us for the Pledge of Allegiance.
35

36 [Recitation of Pledge of Allegiance]
37

38 Mr. Witte - Here, let me see that. We have all members present so we've
39 met the quorum. We also have the Three Chopt District Supervisor, Mr. Tommy Branin,
40 this year with us. He will refrain from voting unless otherwise noted. Welcome Mr. Branin.
41

42 Mr. Branin - I'll never say I'm not going to vote.
43

44 Mr. Witte - Alright, with that, I guess we'll turn it over to Secretary...Oh,
45 wait a minute. Is there any news media? On Webex any news media?
46

47 Mr. Emerson - I'm sure there was...

48
49 Mr. Morris - There is no news media on Webex.
50
51 Mr. Witte - Okay, now we'll turn it over to the Secretary, Mr. Emerson.
52
53 Mr. Emerson - Thank you, Mr. Chairman. I will also join with the Chairman in
54 welcoming everyone to the Henrico County Planning Commission public hearing this
55 evening for February 9, 2023. This evening it is requested that all public comments be
56 provided from the lectern that's located in the rear of the room. For everyone who's
57 watching the livestream on the county website, you can participate remotely in the public
58 hearings by following these guidelines. Go to the Planning Department's meeting
59 webpage at henrico.us/planning/meetings. Scroll down under Planning Commission and
60 click on Webex Event. Once you have joined the Webex Event, please click the chat
61 button in the bottom-right corner of the screen. Staff will send a message asking if anyone
62 would like to sign up to speak on an upcoming case. To respond, select Kelly Drash from
63 the drop-down menu and send her a message. She will get you placed in the queue to
64 speak. The Commission does have guidelines for its public hearings. The applicant is
65 allowed 10 minutes to present the request and time may be reserved for responses to
66 testimony. The opposition is allowed a cumulative 10 minutes to present its concerns.
67 What that means is that everyone who wishes to speak must be included in that overall,
68 10-minute allowance. Commission questions do not count into the time limits. The
69 Commission may waive those time limits at its discretion. Comments must be directly
70 related to the case under consideration. Commenters must provide their name and
71 address prior to speaking for the record. We do keep verbatim minutes. We like to make
72 sure that we have everyone recorded correctly. So, we need that additional information.
73 Thank you again for your interest in your community and participation this evening.
74
75 With that Mr. Chairman, we now move into the request for withdrawals and deferrals and
76 those will be presented by Mr. Ben Sehl.
77
78 Mr. Sehl - Good evening, Mr. Chairman, members of the Commission.
79
80 Mr. Witte - Good evening.
81
82 Mr. Archer - Evening.
83
84 Mr. Sehl - Staff is aware of two deferral requests this evening. Both on
85 Page 2 of your agenda and in the Varina District. The first is SIA2022-00001. This is for
86 Ironwood Renewables, LLC – Solar Array.
87
88 **SIA2022-00001 Ironwood Renewables, LLC - Solar Array:** The Department of
89 Planning has received a request from Ironwood Renewables, LLC to initiate a
90 Substantially In Accord study for a proposed solar array. The proposed site consists of
91 Parcel 832-697-5024 located on the south line of Charles City Road approximately 2,075'
92 east of Turner Road. The existing zoning is A-1 Agricultural District. The 2026

93 Comprehensive Plan recommends Prime Agriculture. The site is in the Airport Safety
94 Overlay District.

95
96 The applicant is requesting that this item be deferred to the April 13, 2023, meeting.

97
98 Mr. Witte - Is there anyone in the audience or on Webex that's opposed
99 to the deferral of SIA2022-00001?

100
101 Mr. Morris - Mr. Chairman, there is no one on Webex for this case.

102
103 Mr. Witte - Mr. Mackey?

104
105 Mr. Mackey - Alright, Mr. Chairman, seeing and hearing there is no
106 opposition, I move that SIA2022-00001, Ironwood Renewables, LLC be deferred to the
107 April 13, 2023, meeting at the request of the applicant.

108
109 Mr. Baka - Second.

110
111 Mr. Witte - We have a motion by Mr. Mackey, a second by Mr. Baka. All
112 in favor say, aye.

113
114 Commission - Aye.

115
116 Mr. Witte - Any opposed? Motion passes.

117
118 The second item on your agenda this evening is on the exact same property. This is
119 PUP2022-00016, also Ironwood Renewables.

120
121 **PUP2022-00016 Adrian Ortlieb for Ironwood Renewables, LLC:** Request for a
122 Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County
123 Code to allow a solar array on Parcel 832-697-5024 located on the south line of Charles
124 City Road approximately 2,075' east of Turner Road. The existing zoning is A-1
125 Agricultural District. The 2026 Comprehensive Plan recommends Prime Agriculture. The
126 site is in the Airport Safety Overlay District

127
128 Again, the applicant is requesting a deferral to the April 13, 2023, meeting.

129
130 Mr. Witte - Is there anyone in the audience or on Webex Opposed to
131 PUP2022-00016?

132
133 Mr. Morris - Mr. Chairman, there is no one on Webex for this case.

134
135 Mr. Mackey - Alright, Mr. Chairman, seeing there's no opposition I move
136 that PUP2022-00016, Ironwood Renewables be deferred to the April 13, 2023, meeting
137 at the request of the applicant.

138

139 Mr. Baka - Second.

140
141 Mr. Witte - We have a motion by Mr. Mackey, a second by Mr. Baka. All
142 in favor, say aye.

143
144 Commission - Aye.

145
146 Mr. Witte - Opposed? Motion passes.

147
148 Mr. Emerson - Mr. Chairman, that concludes the requests for withdrawals
149 and deferrals this evening. The next item on your agenda are requests for expedited
150 items. There are none of those this evening so now we move into your regular agenda.
151 Page one for REZ2022-00036, Susan S. Smith for Sauer Properties, Inc.

152
153 **REZ2022-00036 Sauer Properties, Inc.:** Request to conditionally rezone from O-3C
154 Office District (Conditional), B-3C Business District (Conditional), and M-2C General
155 Industrial District (Conditional) to CMUC Community Mixed-Use District (Conditional)
156 (60.35 acres) and M-2C General Industrial District (Conditional) (33.05 acres) Parcels
157 784-766-7690, 785-769-6656, 786-768-8517 and part of 784-767-4440 containing 93.4
158 acres located on the west line of JEB Stuart Parkway at the intersection of Telegraph
159 Road, the east line of JEB Stuart Parkway between Virginia Center Parkway and
160 Telegraph Road, and the south line of Virginia Center Parkway west of its intersection
161 with Battlefield Road. The applicant proposes a Community Mixed-Use development and
162 industrial uses. The CMU District allows a minimum gross density of 10 units per acre
163 and a maximum gross density of 40 units per acre. The uses will be controlled by zoning
164 ordinance regulations and proffered conditions. The 2026 Comprehensive Plan
165 recommends Office/Service, Office, Commercial Arterial, and Environmental Protection
166 Area.

167
168 The staff report will be presented by Mr. Livingston Lewis.

169
170 Mr. Witte - Mr. Lewis.

171
172 Mr. Lewis - Mr. Chairman, good evening. Members of the Commission.
173 This is a request to conditionally rezone 93.4 acres south of Virginia Center Commons from
174 O-3C, B-3C, and M-1C to CMUC Community Mixed-Use and M-2C General Industrial for a
175 mix of uses potentially including research and development, industrial, office, retail, and up
176 to 780 residential units – rental, and for-sale. U.S. Route 1 is to the west, Interstate 95 to the
177 east, and a variety of existing residential and non-residential uses surround the site along
178 Virginia Center Parkway and JEB Stuart Parkway.

179
180 Largely mirroring the property’s current zoning, the 2026 Comprehensive Plan recommends
181 Office/Service, Office, Commercial Arterial, and Environmental Protection Area. Over 80
182 acres of the property is also designated as a Prime Economic Development Site to
183 encourage employment-generating uses.

184

185 As shown on this proffered concept plan, the development would be divided into four distinct
186 land bays. Two identified for 33 acres of Research & Development and other industrial - and
187 those are here and here, known as West R&D and East R&D; a 45-acre For-Sale
188 Residential bay in the middle - and that is this one here; and lastly in the southwestern
189 corner, a 15-acre Residential Mixed-Use bay adjacent to Stuart's Crossing Shopping
190 Center. Each area includes its own set of proffered conditions and building elevations.

191
192 In the East and West R&D bays at the north end, the applicant's traffic study estimates
193 approximately 260,000 square feet of combined development. The types of M-2 industrial
194 operations would be restricted to those most closely resembling research and development,
195 light industrial, and others reflecting the general character of the area. However, up to 20%
196 of the aggregate building square footage could also be for ancillary retail-oriented uses such
197 as restaurants and other services for the convenience of nearby employees and residents.

198
199 All uses in the R&D bays could operate 24-hours daily. Buildings would be set back a
200 minimum of 25 feet from JEB Stuart Parkway and 150 feet from existing dwellings adjacent
201 to the West R&D bay. Landscape buffers would also be provided, and as additional
202 protection for the Holly Glen subdivision, which is this subdivision here, lighted signage
203 would be limited and vehicular access to Ethelwood Road would be prohibited.

204
205 To help ensure progress in the R&D industrial section while the residential bays are
206 developed, a proffered phasing requirement states the East R&D bay will be made site-
207 ready, which means cleared and rough graded with water and sewer to the site, prior to the
208 first CO for a residence in either of the other two CMU bays.

209
210 Now, to the residential portion. The largest of the two CMU-zoned bays would be the For-
211 Sale Residential section between JEB Stuart Parkway and I-95, right here. Up to 450
212 residential townhomes and/or condos would be the only uses in this area. This equates to
213 a gross density of 9.91 units per acre. Townhomes would be oriented to face Virginia Center
214 and JEB Stuart Parkways, and condo exteriors facing these roads would have a front façade
215 design. Alleys and rear-entry garages would be used for the townhomes to accommodate
216 this layout.

217
218 Proposed amenities in the For-Sale area would include: a 2,000 sq. ft. Fully-enclosable
219 community pavilion near the pond with an outdoor fire pit and cooking area, and that area is
220 located right here; a multi-use area and dog park adjacent to I-95 in this location here; a
221 village green in this "L-shaped" area between rows of townhomes; a network of trails; and
222 several other potential features. For safe movement of pedestrians and bicyclists and to
223 connect with surrounding retail and other uses, a 10-foot-wide multi-use path would be
224 installed along Virginia Center and JEB Stuart Parkways, in addition to three new segments
225 of sidewalk as shown on the layout.

226
227 The second CMU area, the Mixed-Use Residential bay in the southwestern corner, is
228 proffered to have a maximum of 330 residential units, most likely apartments, for a gross
229 density of 22.06 per acre. A 3,000 sq. ft. indoor social and recreational building would be
230 provided for those residents. Although not required by proffer, the applicant has also

231 indicated a possible retail component here, consistent with Stuart's Crossing. Buildings in
232 this land bay would be set back a minimum of 100 feet from Battlefield Road, and all
233 perimeter buffers and fencing previously approved for the site in 2011 would be carried
234 forward with this case. The Neighborhood Compatibility Standards in the new Zoning Code
235 would also apply as an added layer of protection for the adjacent Stonewall Glen
236 neighborhood.

237
238 Here are the proffered architectural exhibits for each section so you can get a feel for the
239 types of buildings and exterior materials proposed. This last one is Exhibit C, and it shows
240 the type of glass-panel, roll-up doors proposed for the community building in the For-Sale
241 Residential area. These would allow the structure to be open-air or completely enclosed,
242 creating a fully functional space for all seasons.

243
244 Although this request would largely be a departure from the 2026 Plan designations and the
245 long-standing vision for a corporate office park or similar use, the proposal has many positive
246 aspects and contains elements of consistency with the recommended land use categories,
247 including the potential for an office component. Also, by introducing additional job-producing
248 uses and integrating new residential options convenient to employment centers, this project
249 would continue reinvestment in the area to further strengthen its long-term economic
250 viability.

251
252 The applicant has included numerous proffered commitments to help ensure long-term
253 quality, substantial amenities for residents, and overall compatibility with surrounding
254 properties and uses. Based on the revision to Proffer #16 handed out this evening, all
255 previously identified issues have been resolved and staff is able to support the request.

256
257 This concludes my presentation. I am happy to answer any questions, and as a reminder
258 for your motions, time limits would need to be waived to accept the proffers from today.

259
260 Mr. Witte - Mr. Archer? Well, let's see if we got any opposition here. Is there
261 any opposition? We have opposition. How would you like to proceed?

262
263 Mr. Archer - Let's hear from the opposition.

264
265 Mr. Witte - Let's hear from the opposition.

266
267 Mr. Jeffrey - Good evening. My name is Steve Jeffrey. I'm the president of The Villages
268 at The Crossings homeowners' association. If you back out some of your, go to this
269 diagram. There you go, there you go, that's The Villages right there. So, it's 177 homes and
270 we have a public safety stake hold in these decisions. My primary concern is I question the
271 developer's forecast traffic volumes and if the gradient geometry and the fact that the
272 roadways are not straight as they approach the intersection of JEB Stuart Parkway. Has
273 this been accounted for by use of a mere stop sign? I don't know what the Proffer 16 that
274 Mr. Livingston mentioned, if that's some sort of different design for that intersection, but
275 that's my concern. In that you have a lot of residents in a high-density residential property
276 at JEB Stuart Parkway and they're going to be trying to cross this roadway, and pedestrians

277 and motorists and bicycles trying to get to the stores and businesses up on Route 1. And,
278 of course, the county is assuming that they're just going to walk around this big walkway
279 that the developer has designed. I would think they would want to go straight across the
280 roadway. Second thing I want to do, I want to congratulate Henrico County in receiving a
281 \$320,000 federal funding as part of the federal Safe Streets and Roads for All grants
282 program and hopefully this money will be used to develop a comprehensive transportation
283 Safety Action Program. Now is the time for the Planning Commission to review with local
284 modification and approve something called the Safe System Assessment of an intersection
285 for this and future rezoning. It can serve as an additional metric for the developer or any
286 developer to inform alternative analysis and identify an optimal solution for any intersection
287 that needs to be rezoned. The Safe System Assessment may recommend a stop sign,
288 could be a roundabout, or a traffic signal for traffic safety. The evaluation study needs to be
289 done prior to approving this or any future rezoning request. The Safe System Assessment
290 has been in development by the federal Department of Transportation since 2017 and was
291 published in the past six months. We can only have the best roads if we use the best
292 industry standards. Henrico County can no longer use third-party traffic counts alone to
293 plan public safety, and I've got a copy of this. I did by the way read the entire Traffic Impact
294 Analysis and had to reload my printer with paper. But I would submit this, and I have a
295 notation on the bottom of the page I have to submit to the members of the Board here and
296 I can bring that up or you can take that. And here. That would be all I have unless you have
297 questions.

298
299 Mr. Witte - Any questions for the Commission?

300
301 Mr. Archer - I don't. Are there others back there who want to speak? Okay,
302 Mr. Secretary, do we give them the 10-minute rule?

303
304 Mr. Emerson - Yes, sir, Mr. Archer, I did review that at the beginning, and I
305 was going to mention that Mr. Jeffrey's used about 4 minutes and 18 seconds, so you have
306 a little less than six minutes remaining for everyone else to speak.

307
308 Mr. Archer - Thank you.

309
310 Mr. Witte - That's a cumulative six minutes for however many people so
311 please keep your comments direct.

312
313 Mr. Allen - That's fine sir.

314
315 Mr. Witte - Thank you.

316
317 Mr. Allen - My name is Kelvin Allen. I live at 1016 Ethelwood Road which
318 is in the Holly Glen Estates that are right next to, across the street from the mall currently.
319 I concur with this gentleman with the traffic study. All of the traffic studies that have been
320 done have been done far in advance of all of the additional traffic that will be coming from
321 the new developments over at the Virginia Center Commons as well as all of these houses.
322 So, we need to take all of that into consideration as opposed to just the traffic stop. Also, if

323 you look at Section 2, Use Limitations, I would just like to offer an additional proffer that our
324 little street was, 1956 was when my house was built, and so that little street has been quaint
325 and kind of back. Nobody knew it was behind the wall. Nobody knew that it was back there.
326 So, I would ask that if they could add something stating that they will not use our road for
327 staging or anything that would, in regard to any trucks or equipment needed for
328 construction. Thank you.

329
330 Mr. Archer - Thank you Mr. Allen.

331
332 Mr. Witte - Thank you.

333
334 Ms. Brown - Good evening, my name is Michelle Brown. I live at 9401
335 Battlefield Road off of Stonewall Glen. The question is, will this apply to Section 8? Will the
336 representative of Sauer Properties tonight, can you please advise if our community will not
337 pursue, or you not pursue Section 8 qualifications for proposed residents off of Battlefield
338 Road? Thank you.

339
340 Mr. Witte - Thank you.

341
342 Mr. American - My name is Darren American, 9401 Battlefield Road. My
343 concern is just...

344
345 Mr. Witte - Can you speak into the mic please?

346
347 Mr. American - Yes, there on that road, JEB Stuart Parkway, Virginia Center
348 and Battlefield Road, there's been a couple of accidents. And so, my request is that
349 appropriate turn signal lanes or at least a turn signal be added before all of this traffic and
350 construction works go into place, so that we can try to prevent some accidents. And, also
351 along with that, that efficient timing of those traffic signals are looked at so that there's an
352 ease and flow of traffic into and out of the area. And additionally in Stonewall Glen
353 subdivision it's been years since those roads have been resurfaced and if you could take a
354 look at that that would be appreciated as well. Lots of cracks and holes and stuff like that
355 in the traffic or in the roads that need to be looked at and repaired. Thank you.

356
357 Mr. Cole - I know my time is limited so I'll try and be quick. I'm Bill Cole,
358 the president of the homeowners' association in the Crosspoint subdivision. That's where
359 The Crossings golf course is. It's a gated community and we have 201 homes, and also
360 within our gates is The Links condos with 288 units. Not here to really talk in opposition to
361 it, but just some concerns and observations that our residents have had since Sauer
362 development team presented at our annual meeting. One is the buffers between Virginia
363 Center Parkway and the new housing—making sure there's adequate buffers there.
364 There's a lack of sidewalks up Virginia Center Parkway and we think there will be increased
365 pedestrian traffic and that needs to be taken under consideration at least from I-95 to Brook
366 Road or Route 1. Pedestrian crosswalks at all the intersections should be instituted
367 especially at Virginia Center Parkway and Bundle of Joy Lane, and Virginia Center Parkway
368 and JEB Stuart Parkway. We also think that the sightlines, as the gentleman before me

369 talked about the sightlines at Virginia Center Parkway and JEB Stuart. The sightlines are
370 very restricted if you're coming south on JEB Stuart you can't see to the left onto Virginia
371 Center Parkway and the timing of those lights is very quick. There have been some
372 accidents in that area so that needs to be studied. Overall, just the density issues that are
373 coming with the new development across Route 1, River Mill, and the new sports complex
374 coming into this area, along with the Sauer and the traffic on Route 1. We think the Planning
375 Commission should look at the density and what increased traffic will be, and there's also
376 Route 1 is used as overflow traffic from I-95 during the summer and holidays. That needs
377 to be taken into consideration. Some residents question what the R&D land will be used for
378 and are there any environmental risks or any risks associated with that R&D that needs to
379 be considered and then finally looking at the Henrico County bike path plan. Right now, the
380 bike path plan comes all the way down Virginia Center Parkway. It ends at our front gate
381 and then I guess they have to turn around and go back. We would really like to see that
382 bike lane ended at JEB Stuart and it also needs to be coordinated with the Sauer
383 development because you can see they've got multi-use lanes, some trails in there and it
384 looks like some duplication of effort with the bike path plan so that needs to be taken under
385 consideration. And, whether buffered bike lanes should be added and reducing Virginia
386 Center Parkway from four lanes to 2 lanes is a big question for us. So, those are some of
387 our concerns or observations as this development continues. Thank you.

388
389 Mr. Witte - Any questions by the Commission? Mr. Archer, how would you
390 like to proceed from here?

391
392 Mr. Archer - Well, we've got several things here that need to be answered
393 and I think it's going to take more than one person to do it. I guess the most consistent one
394 was about traffic volumes and traffic signals and the timing of traffic signals. Miss Brown
395 wants to know if there's going to be any Section 8 housing. And another questioner wanted
396 to know about traffic signals and signal timing and resurfacing of the roads. And the
397 gentleman from Crosspoint HOA wants to know about buffers and sightlines, light timing
398 and density. So, I guess, is someone here from Traffic?

399
400 Mr. Emerson - Mr. Archer we do have the Assistant Traffic Engineer here, Mr.
401 Johnson.

402
403 Mr. Archer - Okay, Mr. Johnson can you help us out sir? I know it's a lot to
404 ask.

405
406 Mr. Johnson - Good evening, Mr. Chairman, members of the Commission,
407 Supervisor Branin.

408
409 Mr. Witte - Mr. Johnson, hold on one second. Is there anyone on Webex
410 who would like to comment on this?

411
412 Mr. Morris - Yes, Mr. Chairman. We do have one person on Webex who'd
413 like to speak to this case.

414

415 Mr. Archer - Mr. Johnson, before you speak let's hear from that person, but
416 that person should know that time is very limited.

417
418 Mr. Emerson - Yes, sir. Mr. Archer you're at 10 minutes and 38 seconds now
419 so.

420
421 Mr. Archer - Well, we're already over the time limit so if you could keep your
422 remarks to about a minute, we'd appreciate it. We just didn't want to ignore you.

423
424 Mr. Witte - Alright. Can we hear from the resident on Webex please?
425 Hello?

426
427 Mr. Morris - Yes, Mr. Chairman, we're having technical difficulties right now.
428 I'll unmute them as soon as possible.

429
430 Mr. Witte - Okay.

431
432 Mr. Morris - Mr. Ralston, you're unmuted.

433
434 Mr. Ralston - Yes, thank you. I represent, so my name is Dave Ralston. I
435 represent Schnabel. We are the building on the corner of Technology Park Drive and JEB
436 Stuart. In general, we are in support of this. We do have one concern related and it ties to
437 traffic as discussed with Mr. Lewis earlier this week. Tractor trailers attempt to turn left from
438 JEB Stuart onto Technology Park Drive. They also attempt to turn right from JEB Stuart
439 onto Technology Park Drive. I state the word "attempt" because, roughly 75% of the time
440 as observed by us as a company, they fail. They then need to do a three-or-more-point turn
441 to correct their failure. This causes the road to be backed up during the middle of the day if
442 there's traffic, which there isn't much, but it also causes property damage to various parts
443 of both JEB Stuart and Technology Park Drive. And we recognize that this is both public
444 and private property, but we do believe that this is an issue that should be brought to the
445 attention of the developer and Traffic. And, again in general though we support what's going
446 on. That's all I had.

447
448 Mr. Archer - Sir, before you go. Have you noticed anything that could be
449 done as an alternative to the way these trucks are turning that could alleviate this problem?

450
451 Mr. Ralston - I'm not an engineer. My company is an engineering firm. I'm
452 the controller for the company. So, I can't help as far as the technical part, but I'll say as a
453 generality the width, you'd have to get a tractor trailer driver to really help describe it, but
454 the width of the road coupled with the angle of the, if you will, the angle of attack for the
455 truck driver into Technology Park Drive isn't sufficient for them to be able to make that turn.
456 You know, Technology Park Drive is a private road and JEB Stuart is a public road so I
457 recognize that there is some conflict within how that will get handled.

458
459 Mr. Archer - Okay, thank you sir.

460

461 Mr. Ralston - We are not the owner of Technology Park Drive.
462
463 Mr. Archer - Alright, Mr. Johnson. It just got a little worse.
464
465 Mr. Johnson - Yes, sir.
466
467 Mr. Archer - I saw you writing down as people were talking. Can you just
468 take a part of what you've written down and try to answer it as much as you can, and you
469 can do it in any sequence that you want.
470
471 Mr. Johnson - Yes. As far as the traffic signal at this time the only location
472 that's under possible consideration is JEB Stuart and Telegraph Road. So, what will happen
473 is that when the development is fully completed that intersection will be evaluated for a
474 signal at that time.
475
476 Mr. Archer - Ok, there are a few more.
477
478 Mr. Johnson - Yes. I will have to speak with two gentlemen who spoke. I'll
479 speak with them personally. This gentleman here mentioned not wanting staging on his
480 street. I will get the name of his street and...
481
482 Mr. Archer - Okay, that was Mr. Jeffrey I believe.
483
484 Mr. Johnson - ...work with the developer...
485
486 Mr. Archer - Was that you Mr. Jeffrey?
487
488 Mr. Jeffrey - No.
489
490 Mr. Mackey - No, it was Mr. Allen.
491
492 Mr. Archer - Allen. Okay, alright.
493
494 Mr. Johnson - This gentleman here mentioned having his road repaved. I will
495 speak with him before I leave and see if we can get his street on the list for repaving or
496 resurfacing. Another gentleman mentioned a sidewalk along Virginia Center Parkway and
497 pedestrian crossings at Virginia Center Parkway and Bundle of Joy. That is a proffered
498 condition.
499
500 Mr. Archer - Ok.
501
502 Mr. Johnson - Another gentleman mentioned the Safe System Assessment.
503 The Safe System Assessment is something that's usually for existing intersections. It can
504 be used for new intersections. VDOT uses it for new intersections; however, it's when an
505 intersection meets the qualifications for a traffic signal, they will use the Safe System
506 Assessment to maybe come up with an alternative to a traffic signal.

507
508 Mr. Archer - That was you Mr. Jeffrey was it not?
509
510 Mr. Jeffrey - Yes. It still doesn't answer the question. How you can do,
511 basically do this with blind intersections coming up on a hill. You're not going to have a
512 signal there. I don't mind a traffic circle or whatever...
513
514 Mr. Witte - Mr. Jeffrey, Mr. Jeffrey...
515
516 Mr. Archer - I just wanted to determine that was you.
517
518 Mr. Jeffrey - I'm sorry.
519
520 Mr. Johnson - I think I understand his question. I can't answer that right now.
521 I would have to evaluate his question further. I can respond back to you sir.
522
523 Mr. Witte - Okay.
524
525 Mr. Archer - Yeah, we mentioned the sidewalk a few minutes ago. It's in the
526 proffers I think he said. Did you not say it was in the proffers?
527
528 Mrs. Thornton - With the sidewalks that the gentleman was speaking about was
529 what they're going to do as a community and what we had planned already and their bike
530 path, sidewalks. I think that was his question. More or less, are we aligning them together?
531 You've looked at both of that. What we already have on the books versus what they're
532 bringing in and taking a four-lane road and moving it down to two. That's what I gathered
533 from his question. Have you taken a look at that?
534
535 Mr. Johnson - I'm sorry. I don't understand.
536
537 Mrs. Thornton - Virginia...
538
539 Mr. Witte - ...Center Parkway
540
541 Mrs. Thornton - ...Center Parkway.
542
543 Mr. Emerson - ...Parkway. I think the question is basically have you
544 considered putting these roads on a road diet in order to add the pedestrian and bicycle
545 amenities along them.
546
547 Mrs. Thornton - Could you pull it up?
548
549 Mr. Lewis - So, I don't have the draft bike plan as part of the presentation,
550 but essentially the topic is...the draft bike plan currently shows a buffered bike lane along
551 Virginia Center Parkway, and so the gentleman is stating that if you have that on the draft
552 bike plan and you have this development with a multi-use trail, should the segment of

553 buffered bike lane be reconsidered in this area because of the existence of this proffered
554 multi-use trail. And as he's saying, the potential to shrink four lanes down to two. So, I think
555 this is the area of that topic. The draft bike plan is a draft at this point. It's still a fluid
556 document.

557
558 Mr. Emerson - Right, and I don't, as Mr. Lewis said, it is a fluid document. It's
559 not in concrete so those considerations can be, or those concerns can be taken into
560 consideration and addressed at the appropriate time. That hasn't been approved at this
561 point, along with potential road diet which we're looking at countywide Mr. Archer. The other
562 concern about Ethelwood being used as construction access, Mr. Archer, I believe is
563 addressed by Proffer #7 in the proffers where it's prohibited construction access, that
564 addresses both Battlefield Road and Ethelwood Road in terms of access for construction
565 activity as well.

566
567 Mr. Mackey - Mr. Secretary, is Ethelwood Mr. Allen's road?
568

569 Mr. Emerson - I believe so, yes sir. So, that should address that question. Mr.
570 Johnson, could you confirm that Public Works Traffic Engineering has reviewed the traffic
571 impacts of this case and requested the appropriate improvements and that those have been
572 proffered?
573

574 Mr. Johnson - Yes, I can confirm that.
575

576 Mrs. Thornton - Along with the Virginia Center Common improvements taken
577 into consideration?
578

579 Mr. Johnson - Yes.
580

581 Mrs. Thornton - Okay.
582

583 Mr. Johnson - There was another gentleman who mentioned sight distance at
584 JEB Stuart Parkway and Virginia Center Commons. That sight distance was evaluated and
585 found to be acceptable. However, what we're going to do is cut back the vegetation even
586 more in anticipation for summer growth.
587

588 Mr. Archer - Okay.
589

590 Mrs. Thornton - The timing of the lights. Did you mention that I'm sorry? They
591 said you know it changes quickly. Is that something that you can take a look at?
592

593 Mr. Johnson - That is something I can take a look at, yes.
594

595 Mrs. Thornton - For Traffic? I don't remember. Is that... It's on my notes.
596

597 Mr. Archer - Yes, I've got it on mine too.
598

599 Mr. Johnson - I'll respond to you now.
600
601 Mr. Emerson - It was possibly Mr. Cole.
602
603 Mr. Archer - Alright, Mr. Johnson. Do you have anything else written down
604 that the project would need to respond to?
605
606 Mr. Johnson - No, sir.
607
608 Mr. Archer - We did sidewalks. The thing about the tractor-trailers. I don't
609 know if that's something you can handle or not to be honest with you.
610
611 Mr. Johnson - Yes, that is something I will look at.
612
613 Mr. Archer - Oh, okay. Alright.
614
615 Mr. Witte - What is it? Technology Boulevard? That's private, isn't it?
616
617 Mr. Johnson - It is private.
618
619 Mr. Witte - There's nothing we can really do about that is it?
620
621 Mr. Johnson - Well, I'll look to see if there's an alternative route that they can
622 use.
623
624 Mr. Witte - Oh, okay.
625
626 Mr. Emerson- And probably, Mr. Chairman, Public Works could evaluate that
627 entry and see what adjustments need to be made in order to allow those trucks to turn in
628 and out if they have to access at that point. It sounds like they need to get in there. It just
629 needs to be possibly shoulders widened or something be improved so they don't have the
630 problems turning in and out.
631
632 Mr. Johnson - Yes, we've done this before. We can make recommendations.
633
634 Mr. Archer - Anybody else have anything for Mr. Johnson?
635
636 Mr. Baka - No thank you.
637
638 Mr. Archer - Any questions or concerns?
639
640 Mr. Branin - Mr. Chairman. May I ask a question? Do we know where the
641 tractor-trailers are going?
642
643 Mr. Archer - No, I don't have any idea.
644

645 Mr. Witte - Those warehouses in there.
646
647 Mr. Emerson - There are a couple of warehouses in there Mr. Branin. I'm not
648 sure just exactly who it is.
649
650 Mr. Archer - That's why I was asking the question is there any alternative
651 way to get in and out of there without having to come down. Maybe they don't discover they
652 can't make that turn until they get there.
653
654 Mr. Branin - Right and if you're going to put a lane diet in it's going to restrict
655 the turning radius anyway so wouldn't, can't you close off to truck traffic and push them up
656 to Route 1 and have them come in the other way?
657
658 Mr. Lewis - Mr. Branin, that's an excellent point. There is a sign that says,
659 "No Trucks".
660
661 Mr. Branin - Currently?
662
663 Mr. Lewis - Currently.
664
665 Mr. Branin - Obviously, they're not listening, or they don't know how to read.
666
667 Mrs. Thornton - That's why they're turning around.
668
669 Mr. Lewis - The alternative would be to come in from Route 1.
670
671 Mr. Branin - Which would be a better route.
672
673 Ashley Peace - I believe that sign got knocked down by a truck, so the truck
674 driver doesn't...
675
676 Mrs. Thornton - Valid point.
677
678 Mr. Archer - Mr. Johnson, I think you've answered all that you can at this
679 point in time. So, I guess I'm going to have to ask the applicant's representative, Mr. Geiger
680 to see if you can handle some of the other questions that have come up and anything else
681 or any input you might offer on what's already been answered.
682
683 Mr. Witte - Alright, Mr. Archer, you ready for the applicant?
684
685 Mr. Archer - Yes, I just...
686
687 Mr. Geiger - Good evening, Mr. Chairman, members of the Commission,
688 Mr. Branin, Mr. Emerson. Good to see you this evening. I'm going to, with Mr. Archer's
689 permission, I'd like to address some of the comments. And if you at the end of the time that
690 I address my comments this evening, if you'd like to hear a longer presentation from me

737 landing at that corner. So, we'll also see some of those trees that might be there getting
738 pulled back as well. We have at the request of our neighbors who brought up the concern
739 about the safety of the road, we did pull the traffic data. There have only been four reported
740 crashes along JEB Stuart Parkway in a five year period. In order to really raise a safety
741 concern, you have to have four of those crashes within a one-year period of time. And these
742 were all just property damage accidents. As Mr. Johnson indicated, with the Safe System
743 Assessment we did a traffic study. We've looked at the, our traffic engineer, the county's
744 traffic engineer has looked at the sightlines and looked at the requirements for a safe road
745 network. Out of that analysis came a requirement for extending turn lanes and adding more
746 turn lanes both along JEB Stuart Parkway and Telegraph. The extended turn lanes would
747 be along Virginia Center Parkway. Instead of having what exists today with those trucks
748 trying to make the movement from the thru lane, our vehicles will be coming off of the thru
749 lane. Another important part of the traffic study was a recognition as Mr. Lewis indicated
750 that this was going to be a corporate campus. That was the original plan. You were going
751 to have a lot of vehicles coming in and out from a big employment center. We marketed it
752 for 30 years, we waited for 30 years, and it just never came. So, we appreciate the
753 opportunity to present to you an option to reposition the property and still work with the
754 county to expand the tax base. As Mr. Lewis indicated, with the change in doing this change
755 our traffic volumes will be going down as the area was planned a much higher level of traffic
756 our traffic generation will now be less, about 35% less. As Mr. Lewis indicated we did work
757 to when we put this project together to preserve a lot of the proffers and put in proffers to
758 protect our residential neighbors. We had them in mind as we started the process and
759 we've continued to add as we've gone along. Mr. Archer, I believe I have touched on
760 everything, but if you think I've missed something please let me know.

761
762 Mr. Archer - Yes, sir. If I think of anything I'll call you back. Did you still want
763 to do a portion of answering some of the presentation or was that all that you had planned.
764

765 Mr. Geiger - I'm happy to wrap it up and just say, you know again, we
766 appreciate the dialogue with the county to reposition this. I think we can come up with a
767 vision that adds to the commercial tax base and provides usable land that your Economic
768 Development team can market. And, with this project you will see more consumers in the
769 area to support the commercial tax base along Route 1 and at the same time
770 complementing the investment that the county is making into the old Virginia Center
771 Commons. With that I'd ask the Commission to recommend approval of the request before
772 you this evening.

773
774 Mr. Archer - Alright, thank you Mr. Geiger. Does anybody have any
775 questions?

776
777 Mr. Witte - Any questions?

778
779 Mr. Baka - Yes, I have one. We talked about a lot of things. I'm not sure
780 we talked about this though. The multi-use park and dog park adjacent to I-95, would that
781 be open to the public or just community residents?
782

783 Mr. Geiger - Just community residents.
784
785 Mr. Baka - Okay and that will be notified by signage?
786
787 Mr. Geiger - It is at the back as you can see, back along...
788
789 Mr. Baka - Right.
790
791 Mr. Geiger - The idea there is we'll have some of our condominiums back
792 there. It gives them an area to recreate, take their dogs, that type of thing.
793
794 Mr. Baka - Thank you.
795
796 Mr. Mackey - Mr. Chairman I have a question, or I hope I didn't miss it. There
797 was also a question about the R&D land usage.
798
799 Mr. Geiger - Life sciences. So, in our mind when we talk about life science
800 uses, we're talking about those uses that are... We've seen a lot of interest in Richmond
801 looking at lab space for testing and developing different types of pharmaceuticals. The
802 health company that's there today does just that. They manufacture generic
803 pharmaceuticals and then distribute those what they've manufactured out from that facility.
804 And so, we think that it would be a good complement to attract these life science
805 pharmaceutical-type companies that are looking in our area. We've developed the biotech
806 park down in the City and we've got a lot of investment going down into that part of our
807 region, also down in the Petersburg area. And so, at a recent visit with some national site
808 selectors that are out there looking, it's life sciences that is going to be the most on-demand
809 from an economic development perspective as our Greater Richmond Partnership and
810 Virginia Economic Development are out there trying to attract businesses to Virginia. Life
811 sciences are or what they think are going to be most prevalent in the next four to five years.
812
813 Mr. Witte - Any other questions, comments?
814
815 Mr. Archer - I don't think I have anything Mr. Chairman.
816
817 Mr. Witte - Alright.
818
819 Mr. Archer - Well, let me just preface my whatever motion I'm going to make
820 by saying a few things. This has been somewhat of a difficult case and Mr. Lewis has
821 worked extremely hard to try to make sure it meets the requirements of planning policies
822 and rules and satisfies the Code, which is essentially what we're trying to do here tonight
823 in order to make a recommendation one way or the other to the Board of Supervisors. I
824 know there were a lot of questions that came up, and I guess you know we have to be
825 realistic. There's a lot of development that's going on out here. All of it's going to have an
826 effect on traffic. It's going to have an effect on a lot of things. It will probably take several
827 years before it... Mr. Secretary, you have any idea when we've projected this whole thing
828 would be completed by?

829
830 Mr. Emerson - The whole thing as in this project or in the whole Virginia Center
831 Commons area?
832
833 Mr. Archer - Yes, the whole area. Probably 15 to 20 years?
834
835 Mr. Emerson- I would say the soonest would be 15 and you're probably
836 looking more at 20, for the amount of development this area can accommodate.
837
838 Mr. Archer - I'm trying to make a point in saying that there's going to be
839 changes. It's going to be constant. And I understand how that has an effect on people who
840 have lived there for a long time, but it's just inevitable. I guess I say this too much, but as
841 long we we're living, unless something changes, traffic is always going to increase. Always
842 going... As our teenage children grow up and get cars... Everything's going to increase
843 traffic. All new development is going to increase traffic. It doesn't matter whether it's
844 commercial development or personal development, it is going to increase traffic. So, our
845 mission here today, tonight was to try and make sure that all of the tenets that go into the
846 planning of any development meets those requirements that are necessary for Planning to
847 be able to offer a recommendation. I think that Mr. Lewis has done a heck of a job in doing
848 that. I understand all of these side problems that could come up, and I think Mr. Johnson
849 has done a good job in satisfying us in knowing that they are being looked at. I guess we'll
850 have to do what we can do when we get to it. But, as far as the case itself is concerned,
851 we did receive some new proffers today that have to be approved. Let me find my notes.
352 They didn't come in until very late, so I haven't had much of an opportunity... So, the first
853 thing we have to do, they were late to the point that we have to have a motion in order to
854 accept them. And so with that, I move that the proffers that are dated, I believe it's February
855 9th, be accepted.
856
857 Mr. Mackey - Second.
858
859 Mr. Witte - We have a motion by Mr. Archer, a second by Mr. Mackey. All
860 in favor say aye.
861
862 Commission - Aye.
863
864 Mr. Witte - All opposed? Motion passes.
865
866 Mr. Archer - I also move that as far as the Board is concerned, I move that
867 we recommend approval of REZ2022-00036, Sauer Properties, Inc. with those revised
868 proffers dated February 9, 2023.
869
870 Mr. Baka - Second.
871
872 Mr. Witte - We have a motion by Mr. Archer, a second by Mr. Baka. All in
873 favor say aye.
374

875 Commission - Aye.

876
877 Mr. Witte - Opposed? Motion passes.

878
879 **REASON:** Acting on a motion by Mr. Archer, seconded by Mr. Baka, the
880 Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors
881 **grant** the request because it reflects the type of residential growth in the area and the
882 employment uses support the County's economic development policies.

883
884 Mr. Emerson - Mr. Chairman, this item will appear on the March 14, 2023,
885 Board of Supervisors agenda.

886
887 Mr. Witte - Alright, thank you.

888
889 Mr. Emerson - Moving on to the next item on your agenda this evening. It also
890 appears on Page 1, it is PUP2023-00001, it's Andrew M. Condlin for Family Holdings, LLC.

891
892 **PUP2023-00001 Family Holdings, LLC:** Request for a Provisional Use Permit
893 under Sections 24-2306 and 24-3708 of Chapter 24 of the County Code to allow a mixed-
894 use development with multifamily residential on Parcel 776-736-1392 located on the west
895 line of Westmoreland Street at its intersection with Jacque Street. The existing zoning is M-
896 1 Light Industrial District and B-3 Business District. The 2026 Comprehensive Plan
897 recommends Heavy Industry. The site is in the Westwood Redevelopment Overlay District.

898
899 The staff report will be presented by Mr. Seth Humphreys.

900
901 Mr. Witte - Mr. Humphreys.

902
903 Mr. Humphreys - Good evening, Mr. Chairman. As stated, this is a request for a
904 mixed-use development on approximately 20 acres. It would allow a potential for the
905 addition of office, retail, restaurant, and hotel uses. Up to 500 units could be built in the
906 initial phases and eventually up to 1,000 units could be contained on the site.

907
908 The site is currently zoned M-1 and B-3. Existing uses include offices, a bakery for Ukrop's
909 Homestyle Foods, and Fortis nursing college. Some of this may be removed for the
910 development, but the bakery would remain. It is located in the Westwood Redevelopment
911 Overlay District, which would allow the request in the existing zoning with an approved
912 Provisional Use Permit.

913
914 During Phases 1, 2, and 3, the existing office building attached to the bakery to the east
915 side of the bakery, I mean to the west side sorry, would be removed and replaced. These
916 areas would include two residential buildings, with up to 500 units, structured parking, retail,
917 offices, and a hotel. Removal of the office building would expose one side of the bakery
918 building, which would then be finished with an exterior finish consistent with the materials
919 listed in the recommended conditions. Civic spaces and a potential retail site would be
920 created as additional transitional uses between the phases. That would be located here.

921
922 Future phases shown here in purple and yellow would replace the additional structures east
923 of the bakery. The bakery would then remain as a standalone building. Future buildings
924 could include up to an additional 500 residential units, as well as office, civic, and retail
925 uses. As an existing use, a potential expansion of the bakery use would be exempt from
926 the conditions of this provisional use permit.

927
928 As allowed in the Westwood District the massing and setback section includes a table
929 detailing modifications to the standards set forth in the Zoning Ordinance. They are
930 generally consistent with the other similar developments approved in the Westwood area.

931
932 The overlay district allows for modifications to parking requirements with justification
933 provided by a parking study prepared by a licensed engineer. The applicant has submitted
934 a parking analysis based on the first three phases of the development. An updated parking
935 analysis, based on future mixture of uses, would be required prior to any additional phases
936 of development. The applicant would also be required to submit a traffic study in conjunction
937 with the initial POD and then for the first three phases and then once the additional future
938 phases were done, they would submit an additional traffic study based on what they
939 projected those uses to be. Some of the elevations are all contained in the Pattern Book
940 that they submitted as part of their application. Additional streetscapes all show 24' sections
941 as required by the fire department and where those would be located within the
942 development including for future phases which would connect to additional streets to the
943 external portion of the site such as Jacque Street. Civic areas are also outlined and shown
944 examples of as well as lighting and furniture for the entire site in the Pattern Book.

945
946 Overall, the proposed master-planned development could be in keeping with the findings
947 of the Westwood Area Study and the goals and objectives of the Westwood Revitalization
948 Opportunity Area. It would also continue the development pattern set by previous
949 provisional use permit approvals on adjacent parcels. For these reasons, staff recommends
950 approval of this request subject to the conditions as they appear in the Staff Report.

951
952 This concludes my presentation, and I would be happy to answer any questions.

953
954 Mr. Witte - Any questions by the Commission? Is there anyone on Webex
955 or in the audience in opposition?

956
957 Mr. Morris - Mr. Chairman, there is no one on Webex for this case.

958
959 Mr. Witte - Well, in that case can we hear from the applicant.

960
961 Mr. Condlin - Mr. Chairman, members of the Commission, Mr. Emerson, Mr.
962 Branin, my name is Andy Condlin. I have with me Rob Lanphear here on behalf of
963 Westmoreland Crossing. I'm very pleased to provide you with this presentation with respect
964 to the opportunity we feel is very unique for a true mixed-use development building on the
965 quality already provided in development pattern provided for by Kinsale/Tapestry West,
966 which are adjacent to this property as well as other projects approved in the area. We

967 believe this is very unique both in size being 19 acres for this area as well as its proximity
968 within the heart of the Westwood Revitalization opportunity area. It's also an opportunity to
969 work with an existing business on-site with the Ukrop's bakery and Fortis providing for
970 development within the area not only in the area itself but on this property so we'd ask that
971 you follow staff's recommendation. We believe we've provided quality standards that are
972 expected in this area for our Pattern Book. And we're accepting of all the conditions that
973 staff have provided for in the Staff Report. We'll be happy to answer any questions that you
974 have at this time.

975
976 Mr. Witte - Any questions by the Commission? I have one.

977
978 Mr. Condlin - Yes, sir.

979
980 Mr. Witte - In reference to the 200' maximum building height.

981
982 Mr. Condlin - Yes, sir.

983
984 Mr. Witte - We have an existing set of standards down at Libbie Mill for
985 175'. Would you be opposed to changing it to 175'?

986
987 Mr. Condlin - We talked about that previously. We would not be opposed to
988 175'. It's your condition that you would impose on us and we'd be accepting of that
989 condition.

990
991 Mr. Witte - In that case I'm going to recommend 175'. Are we good with
992 that?

993
994 Mr. Emerson - Yes, sir. We can do that.

995
996 Mr. Condlin - Yes.

997
998 Mr. Witte - Alright, any other questions, comments?

999
1000 Mrs. Thornton - I have one comment. I'm down there frequently-twice a week.
1001 UTurn across the street? That vacant kind of parking lot. I know that's not part of this. I don't
1002 think I was looking at the map. It's right across from the Ukrop's Bakery.

1003
1004 Mr. Condlin - I think that's the Margaret Freund...

1005
1006 Mr. Emerson - I believe it is.

1007
1008 Mr. Condlin - Yes, sir. That's part of the development that's going to occur.

1009
1010 Mrs. Thornton - Okay. That would be right there. That is very sketchy.

1011
1012 Mr. Condlin - Well, luckily that's going to be redeveloped.

1013
1014 Mr. Emerson - That store would be rebuilt.
1015
1016 Mr. Condlin - They're getting rid of sketchiness and they're actually providing
1017 for a lot of the landscaping and the sidewalks and they're widening Thalbro west and it's
1018 going to be developed and within this development as well. So, we're liking that as well.
1019
1020 Mrs. Thornton - That would be a nice addition too.
1021
1022 Mr. Condlin - I remember that. I don't always remember my cases, but I do
1023 remember that one.
1024
1025 Mrs. Thornton - Yeah.
1026
1027 Mr. Witte - Any other questions? Well, with that I recommend approval for
1028 PUP2023-00001, Family Holdings, LLC with the change of Condition Number 3 from 200'
1029 to 175' and the recommended conditions listed in the Staff Report.
1030
1031 Mrs. Thornton - Second.
1032
1033 Mr. Witte - Who was the second?
1034
1035 Mr. Emerson - Mrs. Thornton.
1036
1037 Mr. Witte - We have a motion by Mr. Witte, a second by Mrs. Thornton. All
1038 in favor say aye.
1039
1040 Commission - Aye.
1041
1042 Mr. Witte - Opposed? Motion passes.
1043
1044 **REASON:** Acting on a motion by Mr. Witte, seconded by Mrs. Thornton,
1045 the Planning Commission voted 5-0 (one abstention) to recommend the Board of
1046 Supervisors **grant** the request because it would provide added residential and commercial
1047 services to the community and the conditions should minimize the potential impacts on
1048 surrounding land uses.
1049
1050 Mr. Emerson - Mr. Chairman, we now move on to the next item on your
1051 agenda which is a discussion item. And this regards the Capital Improvement Program. It's
1052 that time of year again that rolls around and the Commission will discuss setting a public
1053 hearing for March 9 at your next meeting at 6:00 pm to consider the fiscal year, 2023-24
1054 through fiscal year 2032-33 Capital Improvement Program. As you know the Manager and
1055 Finance staff visit us on that night and present the CIP to you for your public peer review
1056 and for your public hearing recommendation. So, if it meets with the Commission's liking it
1057 would be helpful to have a motion scheduling that for March 9th at 6:00 pm.
1058

1059 Mr. Baka - So moved.
1060
1061 Mr. Mackey - Second.
1062
1063 Mr. Witte - We have a motion by Mr. Baka and a second by Mr. Mackey.
1064 All in favor say aye.
1065
1066 Commission - Aye.
1067
1068 Mr. Witte - Opposed? Motion passes. March 9th? 6:00pm?
1069
1070 Mr. Emerson - Yes, sir. March the 9th and 6:00 pm. Keeping with our normal
1071 tradition we will have food for you in the Planning Department. We'll try to have something
1072 set up around 5:00/5:15 so you can come by and eat prior to the 6:00 start time for your
1073 meeting. That's early.
1074
1075 Mr. Witte - Six o'clock we'll be here, right?
1076
1077 Mr. Emerson - Yes, sir. Six o'clock down here. We'll have some food set up in
1078 the large conference room around five o'clock.
1079
1080 Mr. Witte - Alright.
1081
1082 Mr. Emerson - Mr. Chairman, the next item on your agenda this evening is the
1083 consideration for the approval of your minutes from your regular meeting on January 12,
1084 2023.
1085
1086 Mr. Witte - Do we have a motion?
1087
1088 Mr. Archer - Do we have any corrections or errata?
1089
1090 Mr. Emerson - This is no errata this evening.
1091
1092 Mr. Witte - Do we have a motion to approve the minutes?
1093
1094 Mr. Archer - Mr. Chairman, I move the minutes be approved as written.
1095
1096 Mr. Baka - Second.
1097
1098 Mr. Witte - We have a motion by Mr. Archer a second by Mr. Mackey
1099 approve the minutes as written. All those in favor say aye.
1100
1101 Commission - Aye.
1102
1103 Mr. Witte - Opposed? Motion passes.
1104

1105 Mr. Emerson -
1106 evening.

Mr. Chairman, I have nothing further for the Commission this

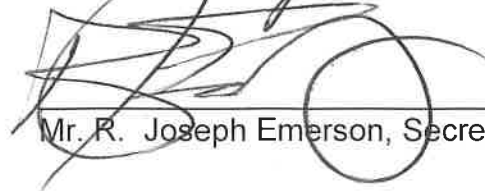
1107
1108 Mr. Witte -

Anyone else have any comments? If not adjourned.

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1118
1119
1120



Mr. Robert H. Witte Jr., Chairperson



Mr. R. Joseph Emerson, Secretary